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RECORDATION NO. 21623 FILED

SEP 4 '98

10-45 AM

RECORDATION NO. 21623 A, B, C FILED

SEP 4 '98

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RECEIVED  
SURFACE TRANSPORTATION  
BOARD

September 4, 1998

Mr. Vernon A. Williams  
Secretary  
Surface Transportation Board  
Washington, D.C. 20423

Dear Mr. Williams:

Enclosed for recordation pursuant to the provisions of 49 U.S.C. Section 11301(a) are two (2) copies of a Memorandum of Railcar Lease Agreement, dated as of September 4, 1998, a primary document as defined in the Board's Rules for the Recordation of Documents and the following secondary documents related thereto: a Security Agreement, dated as of September 4, 1998, an Assignment of Lease and Rents and of Guaranty, dated as of September 4, 1998 and a Bill of Sale, dated as of September 4, 1998.

The names and addresses of the parties of the enclosed documents are:

Memorandum of Railcar Lease

Lessor: First National Bank of Maryland  
25 South Charles Street  
Baltimore, Maryland 21202

Lessee: Anglo American Clays Corporation  
100 Monsell Court East, Suite 300  
Roswell, Georgia 30076

Mr. Vernon A. Williams  
September 4, 1998  
Page 2

Security Agreement

Debtor: The First National Bank of Maryland  
25 South Charles Street  
Baltimore, Maryland 21202

Secured Party: Aid Association of Lutherans  
4321 North Ballard Road  
Appleton, Wisconsin 54919

*B* →

Assignment of Lease and Rents

Assignor: The First National Bank of Maryland  
25 South Charles Street  
Baltimore, Maryland 21202

Assignor: Aid Association of Lutherans  
4321 North Ballard Road  
Appleton, Wisconsin 54919

Bill of Sale

Seller: Anglo American Clay Corporation  
100 Monsell Court East, Suite 300  
Roswell, Georgia 30076

Buyer: The First National Bank of Maryland  
25 South Charles Street  
Baltimore, Maryland 21202

A description of the railroad equipment covered by the enclosed documents is:

300 tank railcars - UTLX 301000 through 301299

Mr. Vernon A. Williams  
September 4, 1998  
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Also enclosed is a check in the amount of \$104.00 payable to the order of the Surface Transportation Board covering the required recordation fee.

Kindly return stamped copies of the enclosed documents to the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alvord", written in a cursive style.

Robert W. Alvord

RWA/bg  
Enclosures

RECORDATION NO. 216 23-B FILED

SEP 4 '98

10-45 AM

ASSIGNMENT OF LEASE  
AND RENTS AND OF GUARANTY

From

THE FIRST NATIONAL BANK OF MARYLAND  
(a national banking association)

to

AID ASSOCIATION FOR LUTHERANS

This ASSIGNMENT OF LEASE AND RENTS AND OF GUARANTY, dated as of September 4, 1998 ("Assignment"), is executed and delivered by THE FIRST NATIONAL BANK OF MARYLAND, a national banking association ("Assignor"), having an address at 25 S. Charles Street, 15th Floor, Baltimore, Maryland 21201 to and for the benefit of AID ASSOCIATION FOR LUTHERANS ("Assignee"), having an address at 4321 North Ballard Road, Appleton, Wisconsin 54919.

Preliminary Recitations:

A. At or about the time of the delivery hereof, Assignor is borrowing certain sums of money from the Assignee pursuant to a Secured Note Purchase Agreement of even date herewith ("Note Purchase Agreement"), and in order to evidence such borrowing is executing and delivering its 6.21 % Secured Non-Recourse Note maturing on September 4, 2016 ("Note(s)"), in the aggregate principal amount of up to (NoteAmount), secured by, among other things, a Security Agreement by and between Assignor and Assignee, executed and delivered in connection with the issuance of the Note(s) ("Security Agreement") and this Assignment.

B. The Security Agreement creates a lien on the railroad property described in Exhibit A thereto (the "Cars"), and upon the right, title and interest of Assignor in and under the Railcar Lease Agreement dated September 4, 1998 and Schedule No. 1 to Railcar Loan Agreement dated September 4, 1998 (collectively, the "Lease") between Assignor, as lessor, and Anglo American Clays Corporation, a Delaware corporation, as lessee (the "Lessee"), a Memorandum of which has been recorded with the Surface Transportation Board on September, 1998, and assigned Recordation No. \_\_\_\_\_, and deposited with the Registrar General of Canada on September \_\_, 1998 and in and under the Railcar Lease Guaranty (the "Guaranty") dated as of September 4, 1998 executed in favor of Assignor by English China Clays plc (the "Guarantor"), in connection with the Lease, other than the Excluded Rights and Excluded Payments (as hereinafter defined).

C. In order to induce Assignee to purchase the Note(s) and to accept the Security Agreement, Assignor is executing and delivering this Assignment to and for the benefit of Assignee.

Agreement:

1. Assignment.

(a) For value received, the receipt of which is hereby acknowledged, Assignor, as additional security for the payment of the principal of, premium, if any, and interest and all other sums payable on, the Note(s), and for the performance and observance of the provisions of this Assignment, the Note Purchase Agreement and the Security Agreement (collectively, the "Obligations"), has assigned, transferred, conveyed and set over, and by these presents does assign, transfer, convey and set over to Assignee all of Assignor's estate, right, title and interest in, to and under the Lease, the Guaranty, and any and all subleases of any of the Cars, together with all rights, powers, privileges, options and other benefits of Assignor as lessor under the Lease, as the beneficiary of the Guaranty, and as assignee of any sublease and/or owner of the Cars, including, but not by way of limitation: (i) the immediate and continuing

right to receive and collect all rents, income, revenues, issues, profits, insurance proceeds, condemnation awards, moneys and security payable or receivable under the Lease or pursuant to any of the provisions thereof, whether as rents, Stipulated Loss Value, purchase price or otherwise (except sums payable directly to any person other than the lessor thereunder), all of which sums payable to Assignee pursuant to this clause (i) Assignor agrees shall be forwarded, in immediately available funds, directly by the Lessee to Assignee at the address set forth above (or at such other place or in such other manner as the holder of the Note(s) shall have designated to the Lessee and Assignor in writing), (ii) the right to make all waivers, agreements and elections, (iii) the right to give all notices, consents and releases, (iv) the right to take such action upon the happening of an Event of Default under the Lease including the commencement, conduct and consummation of proceedings at law or in equity as shall be permitted under any provision of the Lease or by law or in equity, (v) the right to receive any and all payments made under the Guaranty, and (vi) the right to do any and all things whatsoever which Assignor is or may become entitled to do under the Lease and/or the Guaranty; but excluding in all cases the Excluded Rights and Excluded Payments. Notwithstanding the foregoing so long as no Event of Default (as defined in the Lease) shall have occurred and be continuing, the interests of Assignee in the Cars shall be subject and subordinate to the Lessee's interest in the Cars under the Lease, and the Assignee shall not disturb the Lessee's quiet use and possession of the Cars.

(b) For the purposes of this Assignment, the Note(s), the Note Purchase Agreement, the Security Agreement and all of the other documents, agreements and instruments entered into in connection herewith and therewith (collectively, together with any amendments or modifications thereto the "Loan Documents"), the term "Excluded Rights and Excluded Payments" shall mean any and all of the following:

(1) all payments of any indemnity under the Lease, including, without limitation, Rider No. 3 to the Lease, or any of the other documents, instruments or agreements entered into in connection therewith (collectively, the "Operative Agreements"), and all interest in respect thereof, which by the terms thereof are payable to the Assignor (but not those payable to the Assignee as an additional indemnitee);

(2) any insurance proceeds payable under public liability policies maintained by the Lessee pursuant to the Lease which by the terms of such policies or by the terms of the Lease are payable directly to the Assignor (but not those payable to the Assignee as an additional indemnitee), and absent an Event of Default or an event which with notice or the passage of time, or both, would become an Event of Default, any proceeds of insurance maintained with respect to the Cars by the Assignor in excess of the Stipulated Loss Value of such Cars;

(3) all rights of the Assignor under Rider No. 3 to the Lease and under any Operative Agreement to demand, collect, sue for or otherwise obtain all amounts from the Lessee due the Assignor all on account of any such indemnities or payments referred to in subparagraph (1) above and to seek legal or equitable remedies to require the Lessee to maintain the insurance coverage referred to in subparagraph (2) above, provided that the rights referred to in this subparagraph (3) shall not be deemed to include the exercise of any remedies

provided for in the Lease other than the right to proceed by appropriate court action, either at law or in equity, to enforce performance by the Lessee of such indemnities or insurance covenants or to recover damages for the breach thereof;

(4) the right of the Assignor, but not to the exclusion of the Assignee, as provided in any Operative Agreement (i) to receive from the Lessee notices, certificates and other documents and information which the Lessee is required or permitted to give or furnish to the Assignor pursuant thereto, (ii) to inspect the Cars and all records relating thereto, (iii) to exercise its rights, after written notice to the Assignee, to perform for the Lessee under Section 20 of the Lease, relating to maintenance and repair, (iv) to cause the Lessee, after written notice to the Assignee, to perform such acts relating to the marking of equipment as may be requested by the Assignor pursuant to Section 7 of the Lease, and (v) to grant such consents, approvals and waivers as may be required or permitted to be made or given by the Assignor under the Operative Agreements.

(5) whether or not an Event of Default has occurred and is continuing, all rights of the Assignor, to the exclusion of the Assignee, to compromise or waive any right, remedy or benefit reserved to the Assignor and in which the Assignee has no interest, as provided in subparagraphs (1) and (2) hereof, or to modify, amend or waive any provision pertaining thereto;

(6) as long as no Event of Default has occurred and is continuing, all rights of the Assignor to assign any or all of its rights, obligations, title or interest under the Lease in accordance with the Lease; provided, however, that (i) the assignee agrees to be bound by all of the terms of the Lease, this Assignment, the Note Purchase Agreement, the Note(s) and the Security Agreement, (ii) such assignee executes prior to any such assignment such agreements as Assignee may reasonably require to evidence such assumption and continue the perfection of Assignee's liens and security interest in Collateral (as defined in the Security Agreement), and (iii) such assignee has a net worth of at least \$50,000,000;

(7) so long as no Event of Default under the Lease or Event of Default under the Note Purchase Agreement shall have occurred and be continuing, all rights of the Debtor, to the exclusion of the Secured Party, as lessor under the Lease, to adjust rent and Stipulated Loss Values in accordance with Section C.1. of Rider No. 2 to the Lease, subject, in each case, to the requirement that the rent and the Stipulated Loss Values will at all times be sufficient to satisfy the scheduled payments of interest on, and the principal of, the Notes and all other amounts due thereunder and/or under the Note Purchase Agreement (including the amounts due under Section 5.3 thereof, if any) and all rights of the Debtor relating to the appraisal procedure and determination of fair market rental value set forth in Rider No. 5 to the Lease; and

(8) so long as no Event of Default under the Lease or Event of Default under the Note Purchase Agreement shall have occurred and be continuing, and/or no event or condition exists, which with the passage of time or notice (or both) would become such an Event of Default, all rights of the Debtor, together with the Secured Party, as lessor under the Lease, to enter into, execute and deliver any amendments, modifications, waivers or consents in

respect of the Lease which would (i) reduce the amount or delay the time of the payment of any rent, Stipulated Loss Value or damages, (ii) modify, waive or change any of the provisions of Sections 7, 9, 10, 13, 14, 15, 16, Rider No. 1 or Rider No. 5 of the Lease in a manner which would decrease the obligations of Lessee thereunder or (iii) increase the obligations of the Lessor.

2. Lease Obligations of Assignor. This Assignment is executed as collateral security, and the execution and delivery hereof shall not in any way impair or diminish the obligations of Assignor under the provisions of the Lease nor shall any of the obligations contained in the Lease be imposed upon Assignee. Upon the payment of the principal of and premium, if any, and all accrued interest on the Note(s) and of all other sums payable on the Note(s) and under the Note Purchase Agreement, the Security Agreement and this Assignment and the performance and observance of the provisions thereof, this Assignment and all rights herein assigned to Assignee shall cease and terminate and all of the estate, right, title and interest of Assignor in and to the above-described assigned property shall revert to Assignor, and Assignee shall, at the request of Assignor, deliver to Assignor an instrument in a form proper for recording with the Surface Transportation Board ("STB") Registry, pursuant to the Interstate Commerce Act, as amended (the "Act"), and with the Registrar General of Canada canceling this Assignment together with all other releases, filings and all other documents and instruments reasonably requested by Assignor.

3. Lease Notices to Assignee. Assignor hereby directs the Lessee and the Guarantor to deliver to Assignee at its address set forth above or at such other address as Assignee shall have designated in writing to the Lessee and the Guarantor, duplicate original copies of all such notices, offers, undertakings, demands, statements, documents and other communications.

4. Pledge. Assignor herewith pledges and delivers to and deposits with Assignee the original executed copy of the Lease and of the Guaranty as provided under the Security Agreement for the payment of the principal of, premium, if any, interest and all other sums payable on the Note(s), and of all other sums payable under the Note Purchase Agreement, the Security Agreement and this Assignment, and the performance and observance of the provisions thereof.

5. Lease and Guaranty in Effect. Assignor represents to Assignee that the Lease and the Guaranty are both in full force and effect as to Assignor, without further amendment or modification, (and with no defaults existing thereunder). Assignor represents to Assignee that Assignor has not, to the knowledge of assignor, executed any other assignment of the subject matter of this Assignment other than the Security Agreement.

6. No Inconsistent Action. Assignor agrees that this Assignment and the designation and direction to the Lessee and the Guarantor hereinabove set forth are irrevocable and that it will not, while this Assignment is in effect or thereafter until the Lessee and the Guarantor have received from Assignee written notice of the termination thereof (which Assignee shall provide at such time as the Note(s) and all other obligations secured by the Loan



Documents, have been paid and satisfied in full), take any action under the Lease, under the Guaranty or otherwise which is inconsistent with this Assignment, or make any other assignment, designation or direction inconsistent therewith, and that any attempted assignment, designation or direction inconsistent therewith shall be void. Assignor will, from time to time, upon the request of Assignee, execute all instruments of further assurance and all such supplemental instruments as Assignee may reasonably specify.

7. Subleases. This Assignment shall extend to and include all permitted subleases and amounts payable thereunder.

8. Representations and Warranties. Assignor represents and warrants to Assignee as follows:

(a) Assignor (i) is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America; (ii) is duly qualified to do business under the laws of those states where the failure to be so qualified would have a material adverse effect upon this Assignment or the ability of Assignor to perform its obligations hereunder; (iii) has the power to acquire, own and give a lien on, and security interest in, the Cars, as defined in the Security Agreement, and to lease the Cars and to engage in the transactions contemplated by the Note Purchase Agreement, the Security Agreement, the Lease, this Assignment and all related UCC Financing Statements and/or filings under the Act with the STB Registry; and (iv) has full power, authority and legal right to execute and deliver the Note Purchase Agreement, the Note(s), the Security Agreement, the Lease, this Assignment and all related UCC Financing Statements and/or filings under the Act with the STB Registry and to perform and observe the terms and provisions of such instruments.

(b) Neither the execution, delivery nor performance of the Note Purchase Agreement, the Note(s), the Security Agreement, the Lease, this Assignment or any related UCC Financing Statement and/or filings under the Act with the STB Registry by Assignor (i) conflicts with, or results in a breach of, or constitutes or will constitute a default under (A) the Articles of Association or By-Laws of Assignor, or (B) any applicable law, rule or regulation, or (C) any judgment, order, writ, injunction, decree or decision of any court, governmental authority or arbitrator to which Assignor is a party or by which it is bound, or (D) any license, permit, agreement or instrument to which Assignor is a party or by which it is bound, or (ii) results or will result in the creation or imposition of any lien, charge or encumbrance upon the Cars, the Lease (or the rents accruing thereunder), except the lien and security interest created, and as permitted, by the Security Agreement and this Assignment and except for the Lessee's rights under the Lease.

(c) The Note Purchase Agreement, the Note(s), the Security Agreement, the Lease, this Assignment and all related UCC Financing Statements and/or filings under the Act with the STB Registry have been duly authorized, executed and delivered, for good and valuable consideration, by Assignor and constitute the legal, valid and binding obligations of Assignor, enforceable against Assignor, and against the security referred to in the Security Agreement, this Assignment and all related UCC Financing Statements and/or filings

under the Act with the STB Registry, in accordance with their respective terms, except as limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally.

(d) There is no litigation, action, suit or proceeding pending, or to the knowledge of Assignor threatened, against or affecting Assignor before any court, administrative body or other agency which, if adversely determined, would result in a material and adverse change in the business or financial condition of Assignor or impair its capacity to comply with the Note Purchase Agreement, the Note(s), the Security Agreement, the Lease, this Assignment and any related UCC Financing Statements and/or filings under the Act with the STB Registry.

(e) Except for filings with the STB Registry and the filing of the UCC Financing Statements, no consent, authorization or approval of, or registration, declaration or filing with, any governmental authority of the United States of America or the State of Maryland, is necessary in connection with the execution, delivery and performance by Assignor of the Note Purchase Agreement, the Note(s), the Security Agreement, the Lease, this Assignment and any related UCC Financing Statement and/or filings under the Act with the STB Registry.

(f) Assignor has received no payments pursuant to the Lease or the Guaranty, including, but not limited to, rent in advance of the due date thereof.

(g) No event has occurred or is continuing which would constitute a default or Event of Default under the Note Purchase Agreement, the Note(s), the Security Agreement or, to Assignor's knowledge, an Event of Default under the Lease or would constitute such a default, Event of Default or an Event of Default but for the requirement that notice be given or that a period of time elapse, or both.

9. No Amendment of Lease or Guaranty. Except to the extent relating to any Excluded Rights or Excluded Payments, Assignor will not enter into any agreement subordinating, terminating, amending, modifying or supplementing the Lease or the Guaranty without the consent thereto in writing of Assignee and any such attempted subordination, termination, amendment, modification or supplement without such consent shall be void. In the event that the Lease or Guaranty shall be amended, modified or supplemented as herein permitted, the Lease and/or Guaranty as so amended, modified or supplemented shall continue to be subject to the provisions of this Assignment without the necessity of any further act by any of the parties hereto.

10. Other Security. Assignee may resort for the payment of the Note(s) and all other amounts secured by this Assignment, or any part thereof, to any other security therefor held by Assignee in such order and manner as Assignee may elect.

11. Non-Recourse. Notwithstanding any provision of the Loan Documents to the contrary, the Obligations shall be satisfied solely out of the Collateral (as defined in the Loan Documents). Without limiting the generality of the foregoing, the Assignor shall have no

liability to make any payments under this Assignment, the Note(s), or any of the other Loan Documents whatsoever except from the Collateral. In addition, the Assignor:

(a) makes no representation or warranty as to, and is not responsible for, the due execution, validity, sufficiency or enforceability of the Lease, the Guaranty or other Operative Agreements by or against any party thereto (other than the Assignor), or of any of the parties' (other than the Assignor's) respective obligations thereunder, and

(b) shall not be responsible for the performance or observance by any party (other than the Assignor) of any of their respective agreements, representations, indemnities, obligations or other undertakings under the Lease, the Guaranty or other Operative Agreements, it being understood that as to all such matters Assignee will look solely to its rights under this Assignment, the Note Purchase Agreement and the Security Agreement against the Collateral and to Assignee's rights under the Lease, the Guaranty and the other Operative Agreements against the parties thereto (other than the Assignor) and the Collateral.

This paragraph shall not apply to the Assignor's obligations under Sections 1.4 and 4.2 of the Note Purchase Agreement, to a judgment based upon a finding of fraud or material misrepresentation on the part of Assignor, to rent or other payments collected or received by the Assignor contrary to the provisions of any of the Loan Documents, or to a breach of any of the Company's representations or warranties contained in any of the Loan Documents

12. Wisconsin Law. This Assignment shall be deemed delivered in the State of Wisconsin and the rights and obligations of the parties hereunder shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

13. Invalidity. If any provision of this Assignment or any application thereof shall be invalid or unenforceable, the remainder thereof and any other application of such provision shall not be affected thereby.

14. Successors and Assigns. This Assignment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

15. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Lease.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed, as of the day and year first above written.

THE FIRST NATIONAL BANK OF MARYLAND

By: Richard M. Folio (SEAL)

Name: Richard M. Folio

Title: Vice President

COUNTY OF BALTIMORE )  
 )ss.  
STATE OF MARYLAND )

On September 3, 1998, before me, the undersigned, a Notary Public, in and for said State, personally appeared Richard M. Folio, known to me to be the VP of THE FIRST NATIONAL BANK OF MARYLAND, that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the national banking association therein named, and acknowledged to me that such banking association executed the within instrument pursuant to its bylaws or a resolution of its board of directors, for the purposes and consideration therein expressed.

Michelle E. Sperato  
Notary Public, Baltimore County, State of Maryland

My commission: January 28, 2001